

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>00-286</u>	<u>VICTOR M. LOSAS</u>
<u>02-063</u>	<u>IGLESIA CRISTIANA AMOR, INC.</u>
<u>02-312</u>	<u>THEUDIS R. & MARIA MARTINEZ</u>
<u>02-355</u>	<u>FELIX & EDITH QUINTERO</u>
<u>03-056</u>	<u>NICK & MARTA BAGHDOIAN</u>
<u>03-066</u>	<u>ESMERALDA HOLDINGS, INC.</u>
<u>03-067</u>	<u>ARMANDO C. & ANDREA GUTIERREZ</u>
<u>03-069</u>	<u>JUAN C. BELMONTE & ANA I. MORALES</u>
<u>03-071</u>	<u>JORGE & CARMEN VALDES</u>
<u>03-072</u>	<u>PELEGRIN CALAFORRA</u>
<u>03-079</u>	<u>CRESCENT HOLDINGS, INC.</u>
<u>03-088</u>	<u>JOSE & MERCEDES BANOS</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/11/01 TO THIS DATE:

HEARING NO. 01-1-CZ10-12 (00-286)

11-54-40

Council Area 10

Comm. Dist. 10

APPLICANT: VICTOR M. LOSAS

BU-1A to BU-3

SUBJECT PROPERTY: Lots 101 & 102, Block "B", of CORAL TERRACE SECTION 1, Plat book 14, Page 57.

LOCATION: The north side of S.W. 22 Street, approximately 225' west of S.W. 67 Avenue (Ludlam Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.17 Acre

BU-1A (Business - Limited)

BU-3 (Business - Liberal)

HEARING NO. 03-6-CZ10-1 (02-63)

18-54-40
Council Area 10
Comm. Dist. 2

APPLICANT: IGLESIA CRISTIANA AMOR, INC.

MODIFICATION of Condition #6 of Resolution Z-180-96, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "6. That the use shall be restricted to a maximum number of 25 children."

TO: "6. That the use shall be restricted to a maximum number of 75 children."

The purpose of this request is to allow the applicant to increase the number of children permitted in a previously approved day care center.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93).

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the south 25' thereof, and the south $\frac{1}{2}$ of the west 30' of the east $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the south 25' thereof, all in Section 18, Township 54 South, Range 40 East.

LOCATION: 10855 S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.38 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: THEUDIS R. & MARIA MARTINEZ

- (1) Applicant is requesting approval to permit an addition to an existing single family residence setback 22.5' from the front (south) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit an addition to an existing single family residence setback varying from 1.85' to 2' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (3) Applicant is requesting approval to permit an existing pool house setback 5.9' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (4) Applicant is requesting approval to permit a detached covered porch area setback 2.9' from the rear (north) property line. (The underlying zoning district regulation requires 5').
- (5) Applicant is requesting approval to permit a 3' spacing between the porch and the open storage structures and 0' between the porch and pool house. (The underlying zoning district regulation requires 10').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition to the Residence," as prepared by Gabriel E. Romanach, P. E., dated 10/30/02 and consisting of 1 sheet and 2 additional sheets, preparer unknown, dated stamped received 3/21/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 20, Block 73, FOURTH ADDITION TO WESTWOOD LAKE, Plat book 65, Page 16.

LOCATION: 11245 S.W. 56 Street (Miller Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 82' x 125'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: FELIX & EDITH QUINTERO

- (1) Applicant is requesting approval to permit a proposed carport addition to a single family residence setback a minimum of 8.59' from the front (east) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit a proposed single family residence setback 22' from the front (east) property line. (The underlying zoning district regulation requires 25')
- (3) Applicant is requesting approval to permit a proposed single family residence setback 12.84' from the rear (west) property line. (The underlying zoning district regulation requires 25').
- (4) Applicant is requesting approval to permit a proposed single family residence setback 5.09' from the interior side (south) property line. (The underlying zoning district regulation requires 7.5').
- (5) Applicant is requesting approval to permit proposed single family residence setback 5.67' from the interior side (north) property line. (The underlying zoning district regulation requires 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A) (4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Quintero Residence, as prepared by Jose M. Requejo, dated 7/27/02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, POVOA GARDENS, SECTION 1, Plat book 122, Page 18.

LOCATION: Lying on the west side of S.W. 102 Place, approximately 175' south of S.W. 28 Street; A/K/A: 2850 S.W. 102 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,826.49 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: NICK & MARTA BAGHDOIAN

- (1) Applicants are requesting approval to permit a proposed porte-cochere addition to a single family residence setback 12'7" from the front (west) property line. (The underlying zoning district regulation requires 25').
- (2) Applicants are requesting approval to permit an addition to setback 3'9" from the interior side (south) property line. (The underlying zoning district regulation requires 7.5').
- (3) Applicant is requesting approval to permit a lot coverage of 40.6%. (The underlying zoning district regulation permits 35%).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Porte Cochiere (sic) & Driveway," as prepared by Remberto Contreras, P.E., consisting of 3 pages and dated 2/5/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 55, CORAL PARK ESTATES, SECTION 6, Plat book 70, Page 33

LOCATION: 1515 S.W. 99 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 115'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-6-CZ10-5 (03-66)

10-54-40
Council Area 10
Comm. Dist. 9

APPLICANT: ESMERALDA HOLDINGS, INC.

DELETION of Condition #6 of Resolution 4-ZAB-460-89, passed and adopted by the Zoning Appeals Board, as last modified by Resolution 5-ZAB-124-97, only as it applies to the subject property, reading as follows:

“6. That no dental services be conducted from the premises.”

The purpose of this request is to permit the applicant to operate a dental office on this site.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered §33-311(A)(17). (Ordinance #03-93).

SUBJECT PROPERTY: Lot 14, Block 11, WESTCHESTER, PART TWO, Plat book 60, Page 70.

LOCATION: 8325 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-6-CZ10-6 (03-67)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: ARMANDO C. & ANDREA GUTIERREZ

AU to RU-1M(a)

SUBJECT PROPERTY: All that portion of Tract 21, lying in Section 10, Township 54 South, Range 39 East of J. G. HEAD'S FARMS, Plat book 46, Page 44, less the west 178.7' thereof reserving the north 25' for road.

LOCATION: The Southwest corner of S.W. 144 Avenue & theoretical S.W. 14 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.4 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-6-CZ10-7 (03-69)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: JUAN C. BELMONTE & ANA I. MORALES

Applicant is requesting approval to permit a proposed swimming pool setback 4' from the rear (east) property line. (The underlying zoning district regulations require 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed New Pool," as prepared by Jose Figueroa, R.A., dated 1/17/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 2 of BISMARK HOMES AT VENEZIA, Plat book 157, Page 2.

LOCATION: 3333 S.W. 152 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100'

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-6-CZ10-8 (03-71)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: JORGE & CARMEN VALDES

Applicant is requesting approval to permit a proposed pool to a single family residence setback 3.75' from the rear (west) property line and 5' from the interior side (south) property line. (The underlying zoning district regulations require 7.5' from the rear and 10' from the interior side property line).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under § 33-311(A)(14) (Alternative Site Development Option) or under §33-311(A) (4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department, entitled "Site Plan," dated stamped received 2/19/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 3 of BISMARK HOMES AT VENEZIA, Plat book 157, Page 2.

LOCATION: 3334 S.W. 152 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100'

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: PELEGRIN CALAFORRA

- (1) Applicant is requesting approval to permit an addition to a single family residence setback 12.63' from the rear (north) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit a shed setback 4.4' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (3) Applicant is requesting approval to permit a shed to be spaced 7.36' from the principal structure. (The underlying zoning district regulation requires 10').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Additions for: Mr. & Mrs. Calaforra," as prepared by Emilio R. Pinero, P.E., dated 10/5/01 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 11, FONTAINEBLEAU GARDENS, 1ST ADDITION, Plat book 67, Page 125.

LOCATION: 8241 S.W. 11 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,016 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: CRESCENT HOLDINGS, INC.

- (1) Applicant is requesting approval to permit a proposed duplex residence with a lot area of 7,142.5 sq. ft. (The underlying zoning district regulation requires 7,500 sq. ft.).
- (2) Applicant is requesting approval to permit a proposed duplex residence with a lot frontage of 50'. (The underlying zoning district regulation requires 75').
- (3) Applicant is requesting approval to permit a proposed duplex with a lot coverage of 36%. (The underlying zoning district regulation permits 30%).
- (4) Applicant is requesting approval to permit a proposed duplex setback 5' from the interior side (north & south) property lines. (The underlying zoning district regulations require 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by "Unknown," dated stamped received 3/4/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 28 and the south 10' of Lot 29, Block 18, CORAL WAY PARK, SECTION "D", Plat book 13, Page 6.

LOCATION: 2275 S.W. 61 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 142.8'

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANTS: JOSE & MERCEDES BANOS

- (1) Applicants are requesting approval to permit a single-family residence setback 16.42' from the rear (north) property line. (The underlying zoning district regulations require 25').
- (2) Applicants are requesting approval to permit a single family residence setback 14.65' from the side street (west) property line. (The underlying zoning district regulation requires 15').
- (3) Applicants are requesting approval to permit a single family residence setback 24.9' from the front (south) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

The plan is on file and may be examined in the Zoning Department entitled "205 SF Gym Addition at S.W. 21st Terr. & S.W. 78th Pl. Miami, Florida," as prepared by Juan B. Ordonez, P.E., dated received 3/5/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 1, VILLAS OF ANDALUCIA, Plat book 106, Page 83.

LOCATION: 7841 S.W. 21 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,000 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)